



CITY OF HOUSTON

Planning and Development

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June 1, 2015

NOTICE OF PUBLIC HEARING

Proposed Amendments to the 2014 Major Thoroughfare and Freeway Plan (MTFP)

The City of Houston Planning Commission will hold a **public hearing on Thursday, July 16, 2015 at 2:30 p.m. in the City Hall Annex Building, Council Chambers, Public Level, 900 Bagby Street, Houston, Texas, 77002.** The purpose of the Public Hearing is to allow interested citizens to be heard concerning proposed changes to the 2014 Major Thoroughfare and Freeway Plan (MTFP). The MTFP identifies right-of-way needs and proposes roadway alignments within the city limits of Houston and its Extraterritorial Jurisdiction (ETJ). The MTFP does not initiate the timing of right-of-way acquisition or construction activities related to the roadways.

Information on each proposed amendment will be available for public review at an **open house to be held on Thursday, June 25, 2015 from 5:30 p.m. to 7:30 p.m. at the United Way Community Resource Center, 50 Waugh Drive, Houston, Texas, 77007.** The applicants and Planning and Development Department (P&D) personnel will be available at the open house to answer questions.

This notification letter has been mailed to property owners and registered civic associations adjacent to roadways included the amendment request. Included in this notification package is information about the specific amendment which may be of potential interest to the respective property owner and provides answers to some frequently asked questions.

In addition to comments made at the Public Hearing, **comments submitted by July 3, 2015, using the online comment form** available on the website listed below, will be taken into account by the Planning Commission before making a decision on amendment requests. Additionally, the Commission will weigh information provided by P&D and other government transportation agencies in the Houston region. Four weeks after the public hearing, on August 13, 2015, staff will present recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2015. Once an ordinance for the amendments has been adopted by City Council, a new MTFP will be published by the City. More information about the MTFP and proposed amendments are available on the Major Thoroughfare and Freeway webpage at www.houstonplanning.com. The information can be found by selecting "2015 MTFP Amendment Requests" link under "Announcements" at the bottom of the page. You may contact the Planning & Development Department at 832-393-6600 or email amar.mohite@houstontx.gov.

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins David Martin Richard Nguyen Oliver Pennington Edward Gonzalez Robert Gallegos Mike Laster Larry V. Green Stephen C. Costello David W. Robinson Michael Kubosh C.O. "Brad" Bradford Jack Christie Controller: Ronald C. Green



2015 Major Thoroughfare and Freeway Plan (MTFP) Amendments

Frequently Asked Questions

Q What is a Major Thoroughfare and Freeway Plan (MTFP) Amendment?

A The City of Houston's MTFP was first adopted by City Council in 1942. It is a long range plan that provides for a system of thoroughfares and collectors to support overall mobility. It does not deal with timing of right-of-way acquisition or road construction. The Plan is updated through an annual amendment process. Amendments generally delete, add or modify a portion of a planned Thoroughfare or Collector. Streets such as Hillcroft Avenue, Kirby Drive, and FM 2100 are examples of planned Major Thoroughfares that have matured over the years. The Plan will continue to be modified in order to meet Houston's growing transportation needs.

Q What is an alternative?

A When the City receives an application to amend the MTFP, staff evaluates the proposed request and studies the adjoining area's major roadway network. The Planning Department (P&D) may identify and evaluate other options in the area, other than the one submitted by the applicant. Such options will be presented as alternatives at the Open House so that all interested parties are aware of options being considered by P&D and Planning Commission.

Q I received a letter from the City. Why? What does this have to do with me?

A If you have received a notice in the mail from the City, it means that our records show you own property that may be impacted by a proposed amendment to the MTFP. Please read the enclosed report to learn more about the proposed amendment that may specifically impact you and your property.

Q My property is located in the County, not within the City limits. Why is the City dealing with issues in the County?

A The MTFP covers not just the major road network within the City limits, but also within the City's Extra Territorial Jurisdiction (ETJ). This allows transportation needs to be addressed on a regional basis.

Q I am concerned about a proposed amendment. What can I do?

A First, you can find out more about the amendment request in the following ways:

- Read the report that was included in the mail out; see other helpful links on our website (*see below*)
- Go on-line to review the application and letter of justification submitted by the applicant:
↳ www.houstonplanning.com– click 2015 MTFP Amendment Requests under Announcements
- Attend the public **Open House** to meet with the applicant, talk to City staff & fill out a comment form:
↳ Thurs. June 25, 5:30-7:30 p.m., United Way Community Resource Center, 50 Waugh Drive, Houston, Texas, 77007 (*see map on reverse*)
- Contact the Planning Department staff and/or the applicant

Then, if you would like to make your concerns known to the City you can:

- Write an email, letter or fax to the City expressing your concerns
- Attend the **Public Hearing** and speak directly to the Planning Commission
↳ Thurs. July 16, 2:30 p.m., City Hall Annex Council Chambers, 900 Bagby, Houston, 77002 (*see map on reverse*)

Q What is going to happen at the public Open House on June 25? (*see map on reverse*)

A There will be map displays and information about each amendment request. You can walk around and view the information and learn more about the amendment requests that are of interest to you. You will also be able to have one-on-one conversation with the applicants and P&D staff. Also, you can learn more about what will happen at the public hearing and how you can best express your concerns to the Planning Commission.

Q What is going to happen at the Public Hearing on July 31? (*see map on reverse*)

A The Planning Commission holds a Public Hearing to provide an opportunity for concerned citizens to make their views known publicly. Comments submitted by July 3, using the online comment form on the website (refer to instructions above to locate the link on the website), will also be taken into account by the Planning Commission in making a decision on amendment requests. Additionally, the Commission will weigh information provided by the P&D staff and other government agencies concerned about transportation in our region.

Q Who decides what to do?

A Four weeks after the Public Hearing, P&D will present its recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2015. Once an ordinance for the amendments has been adopted by City Council, a new MTFP will be published by the City and made available as a reference to other agencies and the public throughout the year.

City of Houston - Planning & Development Department

Mailing address: P.O. Box 1562 Houston Texas, 77251-1562

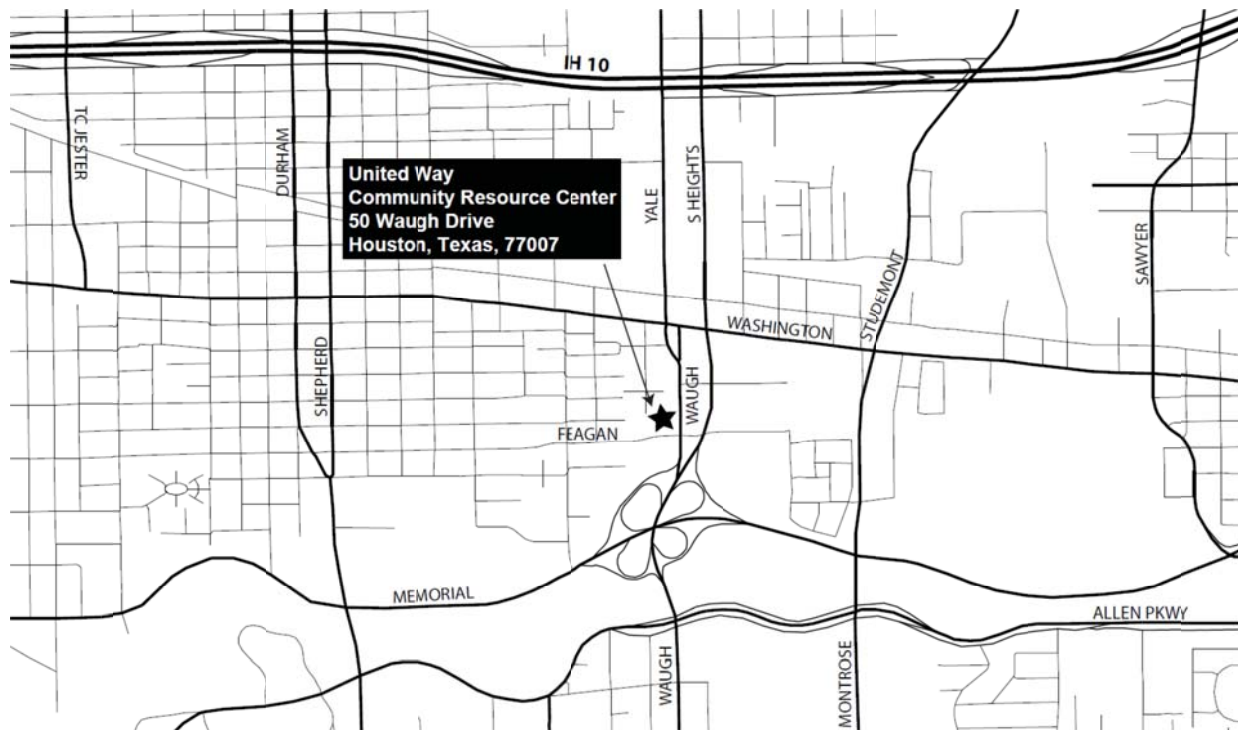
Physical address: 611 Walker, Houston Texas, 77002

Phone: 832.393.6600

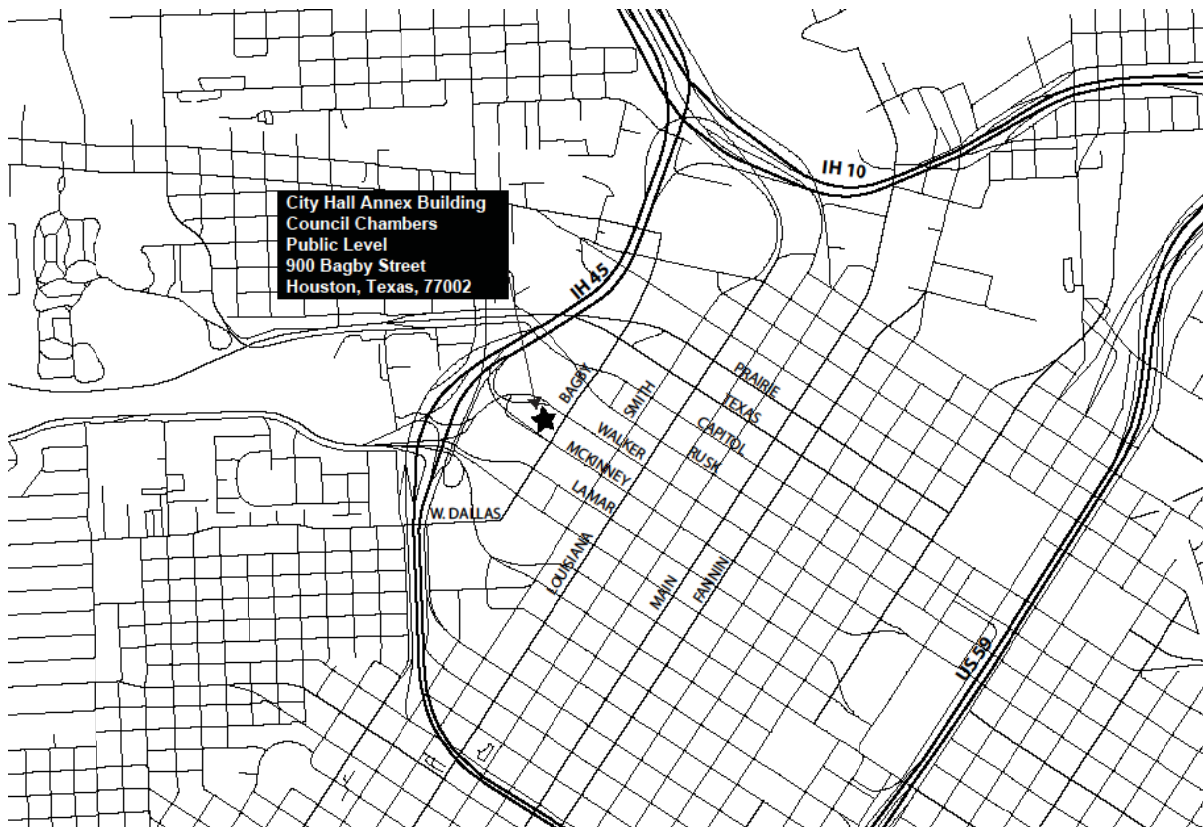
Fax: 832.393.6661

Email: mobility.planning@houstontx.gov

**Map of Public Open House Location,
Thursday, June 25, 2015 (5:30 - 7:30 p.m.)**



**Map of Public Hearing Location,
Thursday, July 16, 2014 (2:30 p.m.)**



PRELIMINARY REPORT

2015: E1 – *Bauer Road*

APPLICANT: Harris County Engineering Department

KEY MAP: 285, P and K
JURISDICTION: Harris County

LAMBERT: 4370
DISTRICT/PRECINCT:
Harris County Pct.: 3

PROPOSAL:

Harris County is requesting the realignment of Major Thoroughfare Bauer Road, between Montgomery County/Spring Creek and FM 2920, on the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT'S JUSTIFICATION and HISTORY:

Harris County requests the realignment of Bauer Road, which is on the western plat boundary of the Bauer Landing development. The applicant states that the Bauer Landing development establishes the Bauer Road alignment along the western boundary of the development. The realignment would also create a smoother curve in avoiding the existing homesteads, reducing the impacts of the Major Thoroughfare.

The applicant suggests that the existing curve, as shown on the MTFP, does not meet Chapter 42 Major Thoroughfare geometric requirements. The curve for the proposed realignment would meet the geometric requirements.

The applicant contends that if the proposed amendment is not approved, variances will need to be granted with future subdivision plats to allow curves less than the required 2,000-foot radii needed per Chapter 42. Also, the existing alignment would be located behind platted lots from Bauer Landing Sec 2. Access would need to be denied for these lots to prohibit access from Bauer Road. The proposed amendment will impact the same property owner (Frank Helfrich) as per the current alignment. The proposed alignment, however, will impact undeveloped property while the existing alignment could impact existing structures. The Bauer Landing Sec 1 plat has been recorded, establishing dedicated additional right-of-way (ROW) for Bauer Road for the southern portion of the alignment. The Section 2 plat, which is north of Section One, has not been recorded.

The applicant also states that the current alignment straddles an existing driveway for the property owner, (Helfrich). The Bauer Landing General Plan and the Section 2 plat show Kennons Way as an east-west road intersecting existing Bauer Road where the private driveway exists. The realignment of Bauer Road may result in the abandonment of a portion of Bauer Road and/or the extension of Kennons Way to the south to line up with the revised alignment.

The Bauer/Peek Road alignment first appeared on the MTFP in 1966 showing S-curves north of Spring Creek. The 1996 MTFP shows an east-west Major Thoroughfare bisecting the alignment between FM 2920 and Spring Creek. The 2003 MTFP deleted the east-west road and shows the current S-curve as it exists now, south of Spring Creek.

PRELIMINARY REPORT

POTENTIAL ALTERNATIVE:

The Planning & Development (P&D) staff will perform a comprehensive assessment of the study area in order to evaluate possible realignments options, including some that may be different from the applicant's requested alignment.

2015 Major Thoroughfare and Freeway Plan Amendment Request: Harris County Public Infrastructure Department E-1 - E-2

2015 MTFP Amendment Requests

- Add —●—
- Realign —⊙—
- Remove —X—
- Reclassify
 - Street Class —■—
 - ROW Width —▲—
 - No. Lanes —◆—

2014 MTFP

- Freeway ———
- Major Thoroughfare ———
- Major Collector ———
- Minor Collector ———
- Transit Corridor Street ———
- Local Street ———
- Railroad —+—
- Houston City Limit
- Houston ETJ
- County Boundary
- Park
- Waterway

